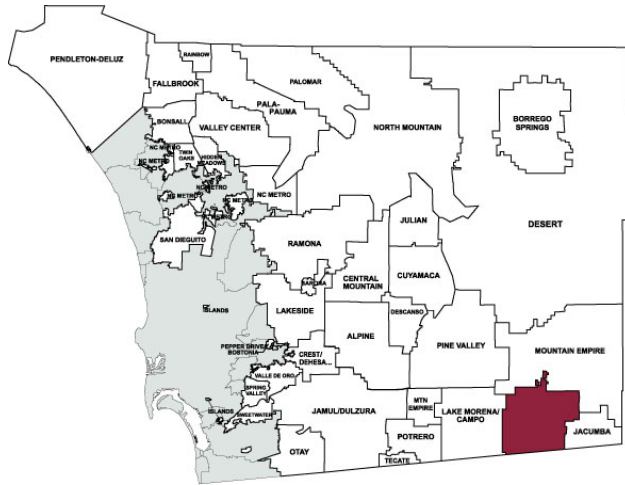


GENERAL PLAN 2020 RESIDENTIAL REFERRALS

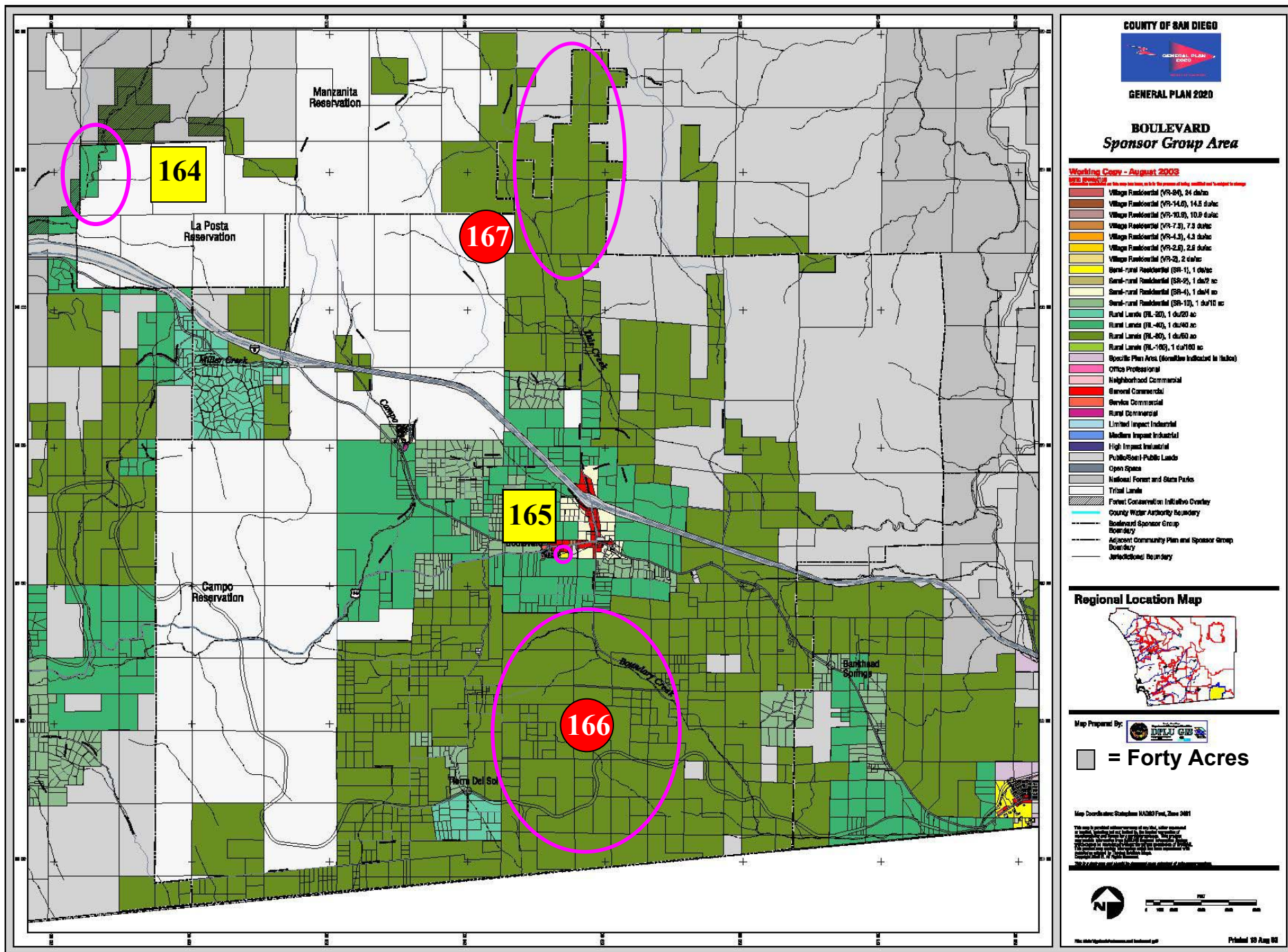
BOULEVARD



Boulevard had three residential properties referred for further staff evaluation. Upon completion of additional review, staff has determined that:

- 1 referral can meet the GP2020 concepts and planning principles if a compromise solution is accepted.
- 2 referrals do not meet the GP2020 concepts and planning principles.

All of the referrals are located outside the CWA boundary and are groundwater dependent. Two referrals are between 2,000 and 4,000 acres in size and located outside the village of Boulevard. These referrals have areas consistent with Rural Lands designation because they lack adequate public services and infrastructure, are within a context of large-lot parcels, and have potential environmental impacts. Increasing the densities of these referrals would produce more growth in Boulevard and undermine its community character by contributing to a community development pattern characterized by sprawl. The remaining referral consists of a four-acre parcel located within the village. This groundwater dependent parcel was designated with a Semi-Rural density to recognize the existing legal non-conforming mobile home park that pre-dates the existing General Plan or Zoning Ordinance.



GENERAL PLAN 2020 RESIDENTIAL REFERRALS

REF	PROPERTY	DENSITY RECOMMENDATIONS		STAFF RATIONALE
165	<p><i>J. Doyle</i></p> <p>Located in traditional Boulevard Village, behind commercial land.</p> <ul style="list-style-type: none"> • 8 acres • Existing General Plan: 10.9 du/acre 	<p><u>GP2020 Working Copy:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Referral Request:</u> Village Core: 10.9 du/acre</p> <p><u>CPG/CSG:</u> Semi-Rural: 1 du/4 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> COMPROMISE Semi-Rural: <u>1 du/acre</u></p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – Semi-Rural densities are consistent with land use framework concepts for a Rural Village • <i>Assign densities based on characteristics of the land</i> – area is groundwater dependent • <i>Develop a legally defensible general plan</i> – designation would allow for future services without changing the existing mobile home park to high density residential
166	<p><i>Jim Whalen</i></p> <p>Located between the village of Boulevard and border with Mexico.</p> <ul style="list-style-type: none"> • 4,000 acres • Existing General Plan: 1 du/4,8,20 acres 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/80 acres</p> <p><u>Referral Request:</u> Semi-Rural: 1 du/4 acres</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands • <i>Obtain a broad consensus</i> – consistent with planning group recommendation
167	<p><i>William Schwartz (Bluegreen Corp.)</i></p> <p>Big Country Ranch, located north of I-8, surrounded by State and Tribal Lands. Pipelined SPA</p> <ul style="list-style-type: none"> • 2,000 acres • Existing General Plan: Specific Plan (0.03) 	<p><u>GP2020 Working Copy:</u> Rural Lands: 1 du/40 acres</p> <p><u>Referral Request:</u> Specific Plan (1 du/32 acres)</p> <p><u>CPG/CSG:</u> Rural Lands: 1 du/80 acres</p> <p><u>Planning Commission:</u> To be determined</p>	<p><u>County Staff:</u> DISAGREE with Referral Retain Rural Lands: <u>1 du/80 acres</u></p>	<ul style="list-style-type: none"> • <i>Create a model for community development</i> – referral would produce isolated pockets of Semi-Rural densities in area categorized as Rural Lands • <i>Locate growth near infrastructure, services, and jobs</i> – groundwater dependent, without vehicular access, and away from existing settlements • <i>Assign densities based on characteristics of the land</i> – area has sensitive biological habitat • <i>Obtain a broad consensus</i> – consistent with planning group recommendation

GENERAL PLAN 2020 RESIDENTIAL REFERRALS

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